

RECOMMENDATION FOR COUNCIL ACTION**City Council Meeting Date**

June 6, 2019

Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of approximately 0.007 acres (306 Square Feet) of land situated in the Francisco Garcia Survey No 60, in Travis County, Texas, and being a portion of a called 13.970 acre tract of land described in a general warranty deed with vendor's lien to Kennedy Properties of Texas, L.P., a Texas Limited Partnership, recorded in Document No. 2001106453, of the official public records of Travis County, Texas, in the amount of \$107 for the public purpose of Electric Transmission and Distribution facilities necessary for the upgrade of Circuit 1004 and Circuit 961. The owner of the needed property interest is Kennedy Properties of Texas, L.P., a Texas Limited Partnership. The property is located entirely within District 7, on Pansy Trail, just South of Avenue N, Austin, Texas.

Lead Department

Austin Energy

Fiscal Note

Funding is available in the Fiscal Year 2018-2019 Capital Budget of Austin Energy.

Prior Council Action:

None

For More Information:

Jeff Vice, Director, Local Government Issues (512) 322-6087; Dan Smith, VP, Electric Service Delivery, (512) 505-7009; Pamela England, Manager, Public Involvement & Real Estate Services, (512) 322-6442, Angela Rodriguez, Staff Attorney, Law Department (512) 974-6032.

Council Committee, Boards and Commission Action:

To be reviewed by the Electric Utility Commission on May 13, 2019.

Additional Backup Information:

This project will upgrade the 1.7 mile Techridge-Howard Lane 138kV transmission line (CKT 1004) with double circuit bundled 795 ACSS Drake conductors, which are rated at 3000 amps per circuit. One of the upgraded circuits will be terminated at Howard Lane. The second circuit will bypass Howard Lane and tie into the existing Howard Lane-Jollyville 138kV transmission line (CKT 961) to create a new Techridge-Jollyville circuit. The upgrades will provide increased safety and reliability, as well as improved connectivity within the overall electric service system. There are 11 easement tracts necessary for this project. To date, there are six property owners to who have accepted the appraised value for the easement rights and do not require city council action to close. The remainder of the tracts are in negotiations for acquisition.

The current fair market value of the Kennedy Properties of Texas, L.P. tract as determined by an independent, third-party appraiser is \$107. The City has attempted to purchase the needed property. The City and the property owner are unable to agree on the value of the needed acquisition tract. The Law Department is requesting authorization to file an action in eminent domain on behalf of the City of Austin.

Proposed Easement at Kennedy Properties of Texas, LP - Tract #11

- Parcels
- Proposed Easement

2018 Aerial Imagery, City of Austin



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& Real Estate Services*



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Feet

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Produced by ECervantes 2/12/2019



RECOMMENDATION FOR COUNCIL ACTION**City Council Meeting Date**

June 6, 2019

Posting Language

Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire a permanent Electric Transmission and Distribution Easement consisting of approximately 0.409 acres (17,835 square feet) of land out of the Marquita Castro Survey Number 50, Abstract Number 160, situated in Travis County, Texas, being a portion of that called 9.703 acres of land described to Parmer Yager, LLC in that certain special warranty deed recorded in Document No. 2018018739, Official Public Records Travis County, Texas, for the relocation of a portion of Austin Energy Transmission Circuit 975, in an amount not to exceed \$86,089, which includes standard and customary closing costs. The property is located in the City of Austin 2 Mile ETJ, Travis County, Texas.

Lead Department

Austin Energy

Fiscal Note

Funding is available in the Fiscal Year 2018-2019 Capital Budget of Austin Energy.

Prior Council Action:

None

For More Information:

Jeff Vice, Director, Local Government Issues (512) 322-6087; Dan Smith, VP Electric Service Delivery, (512) 505-7009; Pamela England, Manager, Public Involvement & Real Estate Services, (512) 322-6442.

Council Committee, Boards and Commission Action:

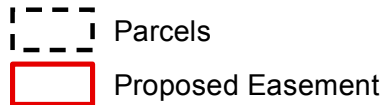
To be reviewed by the Electric Utility Commission on May 13, 2019

Additional Backup Information:

The Circuit #975 upgrade project requires the relocation of a portion of the existing transmission circuit out of the Missouri-Kansas Railroad ("MOKAN") corridor. That portion of Circuit #975 needs to be upgraded from a 2,000 amp rating to 3,000 amps. That section of the circuit has been notably unreliable due to inadequate shielding and minimal phase-phase, and phase-structure spacing. The line is also currently inaccessible for construction, and in the current location will not meet National Electric Safety Code clearance requirements. The new location along Howard Lane will provide increased safety and reliability, as well as improved connectivity within the overall electric service system. The property owner has accepted the appraised value for the subject easement.

**Proposed Electric Transmission
and Distribution Easement
for
Austin Energy Transmission
Circuit 975 Partial Relocation**

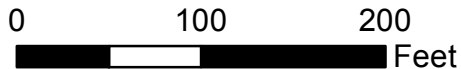
Owner: Parmer Yager, LLC (Brown) - Tract #19



2018 Aerial Imagery, City of Austin



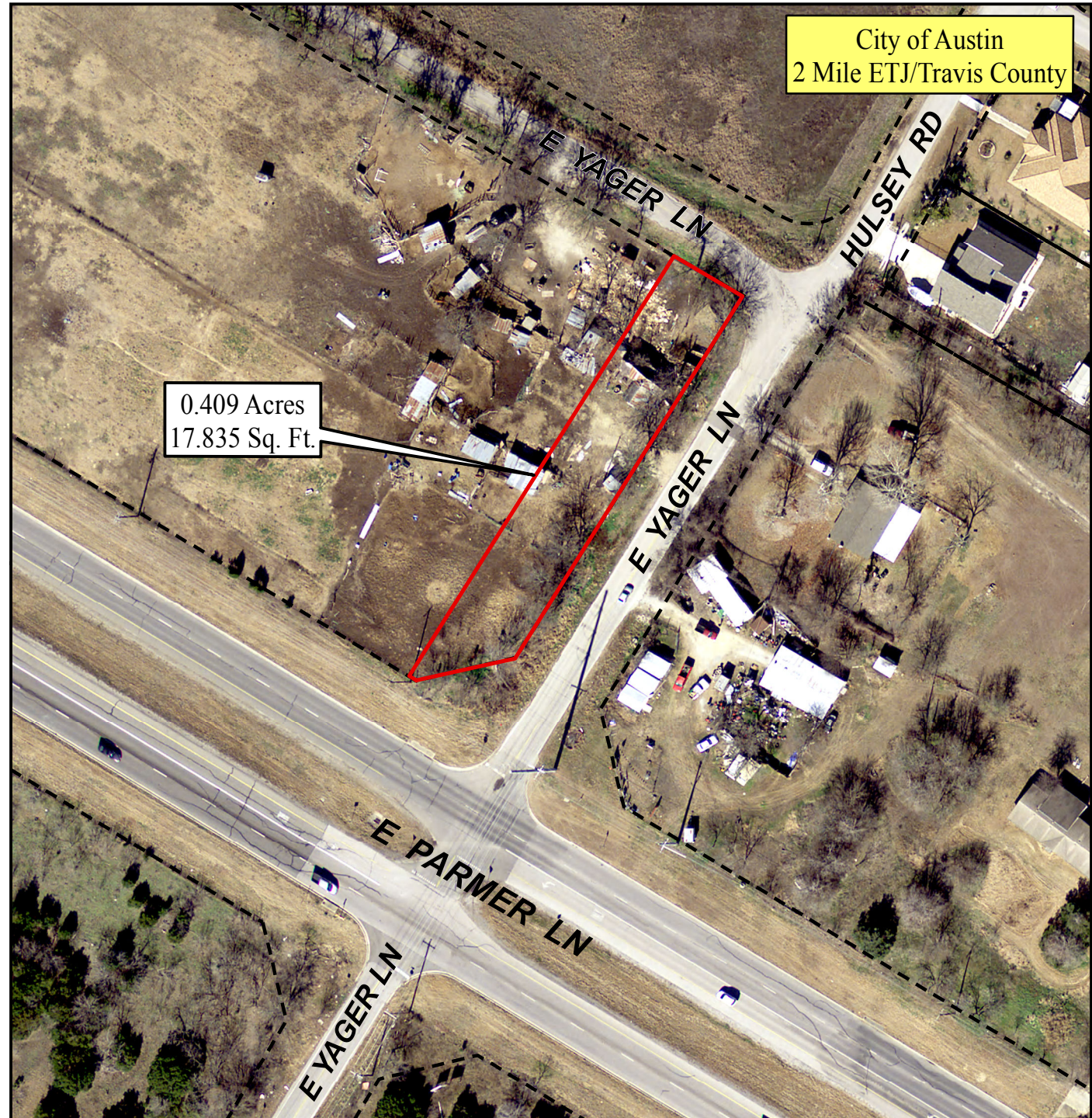
*AE Public Involvement
& Real Estate Services*



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Produced by ECervantes 4/9/2019



RECOMMENDATION FOR COUNCIL ACTION

City Council Meeting
June 6, 2019

Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of approximately 0.0464 acres (2,023 square feet) tract of land situated in the John Applegait Survey Number 58, being a portion of Lot 9-A, Resubdivision of Lots 6, 7, 8, & 9 North Lamar Park Annex, a subdivision recorded in Volume 71, Page 94, Plat Records of Travis County, Texas, and conveyed to Omar Bobadilla in Document No. 2009183280 of the Official Public Records of Travis County, Texas, in the amount of \$31,409 for the public purpose of electric transmission and distribution facilities necessary for the upgrade of Circuit 811. The owner of the needed property interest is Omar Bobadilla; the property is located entirely within District 4, at 9207 N. Lamar Blvd., Austin, Texas 78753.

Lead Department

Austin Energy

Fiscal Note

Funding is available in the Fiscal Year 2018-2019 Capital Budget of Austin Energy.

Prior Council Action:

None

For More Information:

Jeff Vice, Director, Local Government Issues (512) 322-6087; Dan Smith, VP Electric Service Delivery, (512) 505-7009; Pamela England, Manager, Public Involvement & Real Estate Services, (512) 322-6442.

Council Committee, Boards and Commission Action:

To be reviewed by the Electric Utility Commission on May 13, 2019

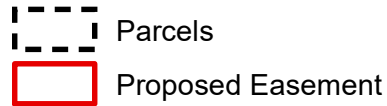
Additional Backup Information:

This project will upgrade the four-mile Circuit 811 transmission line from 69kV to 138kV to provide redundancy and increase reliability of the electric service system.

Additional easement widths are necessary for safety and clearance requirements pursuant to the National Electric Safety Code, and for access and maintenance of Circuit 811. Austin Energy identified 103 easement tracts necessary for this upgrade project. To date, 34 property owners have accepted appraised values; 19 are unwilling to accept the appraised values; and 50 are in negotiations.

The current fair market value of the Omar Bobadilla tract, as determined by an independent, third-party appraiser, is \$31,409. The City attempted to purchase the needed property for this amount however; the City and the property owner were unable to agree on the value of the tract. The Law Department requests authorization to file an action in eminent domain on behalf of the City of Austin.

Proposed Easement at Omar Bobadilla



2018 Aerial Imagery, City of Austin



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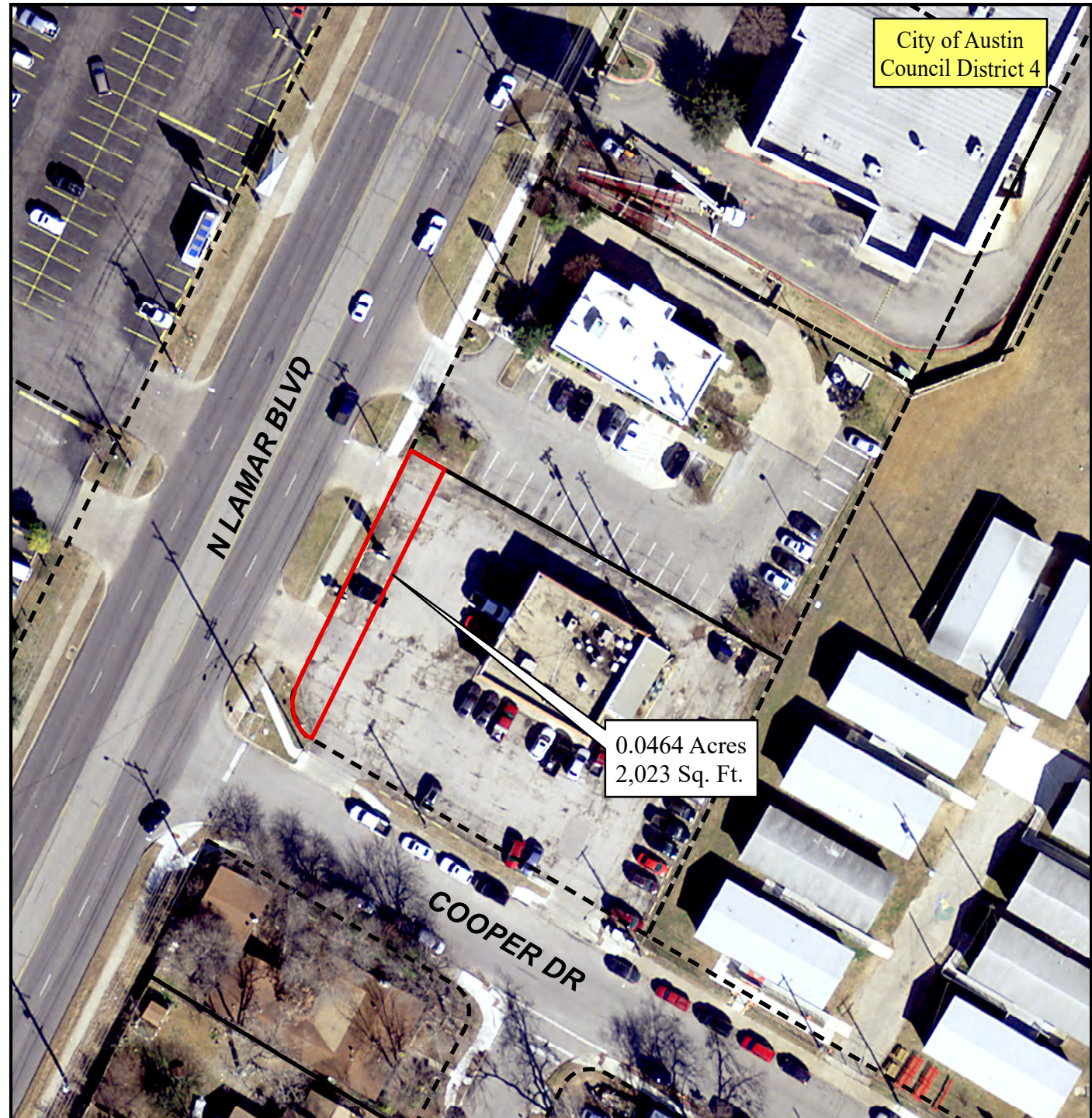


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Produced by MGomez 11/29/2018



RECOMMENDATION FOR COUNCIL ACTION**City Council Meeting**

June 6, 2019

Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of approximately 0.057 acres (2,482 square feet) of land in the John Applegait Survey Number 58 and being a portion of Lot 3, Northwend Phase “B” Section One-D, a Subdivision in Travis County, Texas, according to the plat recorded in Volume 84, Page 97B, Plat Records Travis County, Texas the said Lot 3, being described to 9511 North Lamar, Ltd., in that certain special warranty deed as recorded in Document No. 2010126510, Official Public Records Travis County, Texas, in the amount of \$47,723, for the public purpose of electric transmission and distribution facilities necessary to upgrade Circuit 811. The owner of the property interest is 9511 North Lamar Ltd, a Texas limited partnership. The property is located entirely within District 4, at 9511 N. Lamar Blvd., Austin, Texas 78753.

Fiscal Note

Funding is available in the Fiscal Year 2018-2019 Capital Budget of Austin Energy.

Prior Council Action:

None

For More Information:

Jeff Vice, Director, Local Government Issues (512) 322-6087; Dan Smith, VP Electric Service Delivery, (512) 505-7009; Pamela England, Manager, Public Involvement & Real Estate Services, (512) 322-6442.

Council Committee, Boards and Commission Action:

To be reviewed by the Electric Utility Commission May 13, 2019.

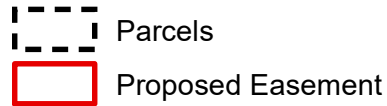
Additional Backup Information:

This project will upgrade the four-mile Circuit 811 transmission line from 69kV to 138kV to provide redundancy and increase reliability of the electric service system.

Additional easement widths are necessary for safety and clearance requirements pursuant to the National Electric Safety Code, and for access and maintenance of Circuit 811. Austin Energy identified 103 easement tracts necessary for this upgrade project. To date, 34 property owners have accepted appraised values; 19 are unwilling to accept the appraised values; and 50 are in negotiations.

The current fair market value of the 9511 North Lamar tract, as determined by an independent, third-party appraiser, is \$47,723. The City attempted to purchase the needed property for this amount however; the City and the property owner were unable to agree on the value of the tract. The Law Department requests authorization to file an action in eminent domain on behalf of the City of Austin.

Proposed Easement at 9511 N Lamar Tract #67



2018 Aerial Imagery, City of Austin



*AE Public Involvement
& Real Estate Services*



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Produced by MGomez 11/29/2018



RECOMMENDATION FOR COUNCIL ACTION**City Council Meeting**

June 6, 2019

Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of approximately 0.059 acres (2560 square feet) parcel of land situated in the J.P. Wallace Survey, in Travis County, Texas, being a portion of Lot 1 and Lot 2, Block No. 2, Fiskville School Addition, recorded in Vol. 4, Page 169 of the Plat Records of Travis County, Texas, said Lot 1 and Lot 2 being described in a general warranty deed to Lamar Properties, LLC, recorded in Document No. 2004083754 of the Official Public Records of Travis County, Texas, in the amount of \$35,673, for the public purpose of electric transmission and distribution facilities necessary to upgrade Circuit 811. The owner of the needed property interest is Lamar Properties LLC, a Texas limited liability company. The property is located entirely within District 4, at 8631 N. Lamar Blvd., Austin, Texas 78753.

Fiscal Note

Funding is available in the Fiscal Year 2018-2019 Capital Budget of Austin Energy.

Prior Council Action:

None

For More Information:

Jeff Vice, Director, Local Government Issues (512) 322-6087; Dan Smith, VP Electric Service Delivery, (512) 505-7009; Pamela England, Manager, Public Involvement & Real Estate Services, (512) 322-6442.

Council Committee, Boards and Commission Action:

To be reviewed by the Electric Utility Commission May 13, 2019.

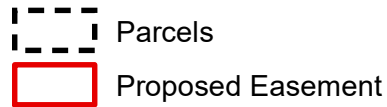
Additional Backup Information:

This project will upgrade the four-mile Circuit 811 transmission line from 69kV to 138kV to provide redundancy and increase reliability of the electric service system.

Additional easement widths are necessary for safety and clearance requirements pursuant to the National Electric Safety Code, and for access and maintenance of Circuit 811. Austin Energy identified 103 easement tracts necessary for this upgrade project. To date, 34 property owners have accepted appraised values; 19 are unwilling to accept the appraised values; and 50 are in negotiations.

The current fair market value of the Lamar Properties LLC tract, as determined by an independent, third-party appraiser, is \$35,673. The City attempted to purchase the needed property for this amount however; the City and the property owner were unable to agree on the value of the tract. The Law Department requests authorization to file an action in eminent domain on behalf of the City of Austin.

Proposed Easement at Lamar Property Tract #31



2018 Aerial Imagery, City of Austin



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& Real Estate Services*



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Feet

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Produced by MGomez 11/29/2018



RECOMMENDATION FOR COUNCIL ACTION**City Council Meeting**

June 6, 2019

Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of approximately 0.022 acres (968 square feet) parcel of land situated in the John Applegait Survey, in Travis County, Texas, being a portion of Lot 10-D, North Lamar Park Commercial Area, recorded in Vol. 30, Pg. 32 of the Plat Records Travis County, Texas, said Lot 10-D being described as a 0.1096 of one acre tract of land in a special warranty deed to Ford Coin Realty, L.P., recorded in Vol. 13029, Pg. 545 of the Real Property Records of Travis County, Texas, in the amount of \$17,052, for the public purpose of electric transmission and distribution facilities necessary to upgrade Circuit 811. The owner of the property interest is Ford Coin Realty, L.P., a Texas limited partnership. The property is located entirely within District 4, at 8901 N. Lamar Blvd., Austin, Texas 78753.

Fiscal Note

Funding is available in the Fiscal Year 2018-2019 Capital Budget of Austin Energy.

Prior Council Action:

None

For More Information:

Jeff Vice, Director, Local Government Issues (512) 322-6087; Dan Smith, VP Electric Service Delivery, (512) 505-7009; Pamela England, Manager, Public Involvement & Real Estate Services, (512) 322-6442.

Council Committee, Boards and Commission Action:

May 13, 2019 – To be reviewed by the Electric Utility Commission.

Additional Backup Information:

This project will upgrade the four-mile Circuit 811 transmission line from 69kV to 138kV to provide redundancy and increase reliability of the electric service system.

Additional easement widths are necessary for safety and clearance requirements pursuant to the National Electric Safety Code, and for access and maintenance of Circuit 811. Austin Energy identified 103 easement tracts necessary for this upgrade project. To date, 34 property owners have accepted appraised values; 19 are unwilling to accept the appraised values; and 50 are in negotiations.

The current fair market value of the Ford Coin Realty, L.P. tract, as determined by an independent, third-party appraiser, is \$17,052. The City attempted to purchase the needed property for this amount however; the City and the property owner were unable to agree on the value of the tract. The Law Department requests authorization to file an action in eminent domain on behalf of the City of Austin.

Proposed Easement at Ford Coin Realty Tract #42

--- Parcels

■ Proposed Easement

2018 Aerial Imagery, City of Austin



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& Real Estate Services*



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Feet

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RECOMMENDATION FOR COUNCIL ACTION**City Council Meeting**

June 6, 2019

Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of approximately 0.0274 acres (1,194 square feet) tract of land, situated in the John Applegait Survey Number 58, being a portion of Lot 2, Block I, Mockingbird Hill Section One, a subdivision recorded in Volume 5, Page 159, Plat Records of Travis County, Texas, conveyed to Auto Strategies, LLC in Document No. 2011110504, Official Public Records Travis County, Texas, in the amount of \$19,744, for the public purpose of electric transmission and distribution facilities necessary to upgrade Circuit 811. The owner of the property interest is Auto Strategies, LLC, a Texas limited liability company. The property is located entirely within District 4, at 10501 N. Lamar Blvd., Austin, Texas 78753.

Fiscal Note

Funding is available in the Fiscal Year 2018-2019 Capital Budget of Austin Energy.

Prior Council Action:

None

For More Information:

Jeff Vice, Director, Local Government Issues (512) 322-6087; Dan Smith, VP Electric Service Delivery, (512) 505-7009; Pamela England, Manager, Public Involvement & Real Estate Services, (512) 322-6442.

Council Committee, Boards and Commission Action:

To be reviewed by the Electric Utility Commission May 13, 2019.

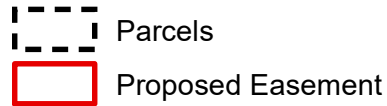
Additional Backup Information:

This project will upgrade the four-mile Circuit 811 transmission line from 69kV to 138kV to provide redundancy and increase reliability of the electric service system.

Additional easement widths are necessary for safety and clearance requirements pursuant to the National Electric Safety Code, and for access and maintenance of Circuit 811. Austin Energy identified 103 easement tracts necessary for this upgrade project. To date, 34 property owners have accepted appraised values; 19 are unwilling to accept the appraised values; and 50 are in negotiations.

The current fair market value of the Auto Strategies LLC tract, as determined by an independent, third-party appraiser, is \$19,744. The City attempted to purchase the needed property for this amount however; the City and the property owner were unable to agree on the value of the tract. The Law Department requests authorization to file an action in eminent domain on behalf of the City of Austin.

Proposed Easement at Auto Strategies Tract #84



2018 Aerial Imagery, City of Austin



*AE Public Involvement
& Real Estate Services*



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Feet

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